

MARGARET DONNELLAN TODD
COUNTY LIBRARIAN

July 11, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE GRANT APPLICATION TO OBTAIN FEDERAL FUNDS AND APPROVE
ACQUISITION OF TENANT IMPROVEMENTS PERTAINING TO THE REALTY AND
COMPENSATION FOR LOSS OF GOODWILL FOR
LA CRESCENTA LIBRARY PROJECT (5)
(4 VOTES)**

**JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT YOUR
BOARD:**

1. Approve the submission of the attached application for a U.S. Department of Housing and Urban Development (HUD) Economic Development Initiative (EDI)–Special Project Grant, and instruct the Mayor to sign.
2. Approve the attached Appropriation Adjustment to increase the project budget by \$990,000, offset by the HUD EDI–Special Project Grant.
3. Approve the revised project budget of \$13,413,426.
4. Approve acceptance by the County of the grant funds, and authorize the Chief Administrative Officer (CAO), County Librarian, and Director of Public Works to act on the County's behalf regarding completion of all documents as may be required to receive the grant funds, after approval as to form by County Counsel.
5. Authorize the CAO to obtain appraisal reports for the tenant improvements pertaining to the realty and goodwill of Viacom Outdoor for a total contract amount not to exceed \$20,000.
6. Authorize the CAO to certify eligible relocation costs and benefits for a total amount not to exceed \$100,000 resulting from the relocation of Newtiques, Inc., an existing tenant impacted by the development of the library expansion project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

HUD EDI–Special Project Grant

Approval of this recommendation will allow the County to submit a grant application to the U.S. Department of Housing and Urban Development to obtain additional construction funds for the proposed La Crescenta Library project (C.P. 77450). The Transportation, Treasury, Housing and Urban Development, the Judiciary, the District of Columbia, and Independent Agencies Act of 2006 (PL 109-115), signed by President Bush on November 30, 2005, provided HUD funds for this project through the Economic Development Initiative–Special Projects Program. The funds will be used for project construction, specifically for exterior work associated with the site, including site earthwork, paving, site utilities, and the construction of retaining walls.

Land Acquisition Activities

On August 16, 2005, your Board adopted a joint recommendation approving several actions, including authorization to purchase the three tenant-occupied real property at 2801-2813 Foothill Boulevard for the expansion of the existing La Crescenta Library. We advised your Board that expenses under the relocation assistance program to relocate the tenants had not yet been determined.

The County, with the assistance of its relocation consultant, has successfully relocated one of the three tenants (Bruce's Automotive) to a new location at a cost of \$20,000. The Director of Public Works, under authority granted by County Code, certified that the relocation eligibility requirements had been met and the prescribed compensation amount was paid to the former tenant.

The County's relocation consultant has estimated relocation and re-establishment expenses should not exceed \$100,000, to move Newtiques, Inc. (the second tenant) to a new location. Granting the CAO with the authority to negotiate a settlement with Viacom Outdoor (the third tenant) and to certify relocation eligibility claims for Newtiques, Inc. will expedite the process of gaining full possession of the real property, which is required before the expansion project can commence. If the final cost of relocation exceeds the estimate we will return to the Board for approval.

Viacom Outdoor, an outdoor advertising business, has made a written settlement offer of \$397,952, which includes compensation for its tenant improvements (a 14' x 48' illuminated signboard and a large supporting steel structure) and its estimated loss of goodwill. A "fixture and equipment" appraisal and a "goodwill" appraisal for an amount not to exceed \$20,000 are necessary to evaluate this offer and determine the amount of just compensation to which Viacom Outdoor is entitled to receive as a result of being displaced from the property.

Implementation of Strategic Plan Goals

Approval of these recommendations is consistent with the County's Strategic Plan Goal of Fiscal Responsibility since the completion of the project represents an investment in public infrastructure. It is also consistent with the goal of Service Excellence since the proposed new facility will provide enhanced library services to area residents.

FISCAL IMPACT/FINANCING

The total project cost, including land acquisition, programming, plans and specifications, plan check, construction, furniture and equipment, civic art, telecommunications, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$12,423,126. Funding for the appraisal reports and tenant relocation is included in the project budget.

The project is funded from Fifth District Capital Project funds, a previously approved Department of Housing and Urban Development Economic Development Initiative--Special Project grant, and the proceeds from the sale of surplus library property.

The attached appropriation adjustment will supplement the existing project budget by \$990,000, offset by the HUD EDI--Special Project grant, resulting in a revised project budget of \$13,413,126.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The U.S. Department of Housing and Urban Development notified the County on May 9, 2006, that funds in the amount of \$990,000 were appropriated for this project as Grant Number B-06-SP-CA-0066 for the construction of a new library in the community of La Crescenta. In order to obtain these funds, the County needs to submit the attached Application for Federal Assistance by December 31, 2006. The grant application needs to be approved by the Board and signed by the Mayor.

This is the second HUD EDI-Special Project grant secured for the La Crescenta Library project. On December 7, 2004, the Board approved a HUD EDI-Special Project grant in the amount of \$447,000 for the construction of the La Crescenta Library. The County submitted this application to HUD on December 27, 2004, and is still waiting for final approval by HUD in order to receive the funds.

Construction is scheduled to begin in September 2007 and the new library is anticipated to open to the public in June 2009.

ENVIRONMENTAL DOCUMENTATION


On August 16, 2005, the Board adopted a finding that the La Crescenta Library project would not have a significant effect on the environment, approved the Environmental Assessment/Mitigated Negative Declaration for the project, and adopted a Mitigation Monitoring and Reporting Program for the project to ensure compliance with the environmental mitigation measures included as part of the final Environmental Assessment/Mitigated Negative Declaration relative to air quality, hazards and hazardous materials, noise, and traffic. Prior to the Board's approval, the U.S. Department of Housing and Urban Development approved a Finding of No Significant Impact for this project based on the conclusions and findings of the Environmental Assessment on July 2, 2005.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommendation will enable the County to obtain additional Federal funds to assist with financing some of the construction cost of the La Crescenta Library project.

Please return an adopted copy of this letter to the Public Library, Department of Public Works, and Chief Administrative Office—Capital Projects Division and Real Estate Division. In addition, please return to the Public Library a fully conformed original of the grant application and related documents with original signatures.

Respectfully submitted,


MARGARET DONNELLAN TODD
County Librarian


DAVID E. JANSSEN
Chief Administrative Officer

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Attachments

c: Executive Office, Board of Supervisors
Department of Public Works
Auditor-Controller

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

1. TYPE OF SUBMISSION: Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		2. DATE SUBMITTED July 11, 2006	Applicant Identifier
<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	3. DATE RECEIVED BY STATE		State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier

5. APPLICANT INFORMATION	
Legal Name: County of Los Angeles	Organizational Unit: Department: Public Library
Organizational DUNS: 169167405	Division: Finance and Planning
Address: Street: Kenneth Hahn Hall of Administration, Room 383 500 West Temple Street	Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Mr. First Name: David
City: Los Angeles	Middle Name
County: Los Angeles	Last Name Flint
State: California	Zip Code 90012
Country: United States	Email: davidf@gw.colapli.org

6. EMPLOYER IDENTIFICATION NUMBER (EIN): 95-6000927	Phone Number (give area code) (562) 940-8406	Fax Number (give area code) (562) 803-3032
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8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)	7. TYPE OF APPLICANT: (See back of form for Application Types) B. County Other (specify)
9. NAME OF FEDERAL AGENCY: HUD	

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): 11-0000	11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: La Crescenta Library Project
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): NOT APPLICABLE	

13. PROPOSED PROJECT Start Date: October 19, 2004 Ending Date: June 30, 2009	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 34th Congressional District b. Project 26th Congressional District
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15. ESTIMATED FUNDING:	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?
a. Federal \$ 990,000.00	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant \$.00	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372
c. State \$.00	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local \$.00	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?
e. Other \$.00	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No
f. Program Income \$.00	
g. TOTAL \$ 990,000.00	

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Authorized Representative		
Prefix Supervisor	First Name Michael	Middle Name D.
Last Name Antonovich		Suffix
b. Title Mayor, Board of Supervisors		c. Telephone Number (give area code) (213) 974-5555
d. Signature of Authorized Representative		Date Signed

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
County Counsel

By _____
Deputy

ATTACHMENT A

HUD EDI-SPECIAL PROJECT GRANT NO. B-06-SP-CA-0066 APPLICATION FOR FEDERAL ASSISTANCE STANDARD FORM 424

BRIEF PROJECT DESCRIPTION

Applicant: County of Los Angeles

Grant Number: B-06-SP-CA-0066

Descriptive Title of Applicant's Project: La Crescenta Library Project

Project Description:

The existing La Crescenta Library is a single-story, 4,300 square foot building constructed in 1963, which serves the residents of the community of La Crescenta in unincorporated Los Angeles County, California. The existing La Crescenta Library, which is part of the County of Los Angeles Public Library system, is significantly undersized to meet the needs of the current population of 18,250 people (Census 2000) and the projected population of 26,652 in the year 2020. It is not economically feasible to renovate and expand the existing library due to the condition and age of the building and the limited space available on the site. The proposed project will replace the existing library with a new, state-of-the-art library facility of 14,800 square feet. The proposed library will be equipped with current computer technology and other service enhancements, which will meet the current and projected needs of the La Crescenta community.

Service improvements at the new library will include a large adult reading area, a homework center to provide after school assistance to elementary and middle school students, two small-group study rooms, a teen center for middle and high school students, a spacious children's area with dedicated storytelling and programing space, express service checkout machines at the customer service desk, 23 computers for public use, a community meeting room to seat 100 people, and a collection of 81,000 books, audiovisual materials, periodicals, and other library materials.

Construction of the new library is scheduled to begin in September 2007, and the library is anticipated to open to the public in June 2009. The total project budget is \$12,423,126. The HUD EDI-Special Project grant amount of \$990,000 will be applied towards a portion of the total construction cost for the new library, which is \$7,178,722. All EDI-Special Project grant funds will be used only for the construction of the new La Crescenta Library. Please see Attachment B for the required line item budget for the full amount (\$990,000) of the EDI-Special Project grant only.

ATTACHMENT B

**HUD EDI-SPECIAL PROJECT GRANT NO. B-06-SP-CA-0066
APPLICATION FOR FEDERAL ASSISTANCE
STANDARD FORM 424**

**BUDGET FOR THE EDI-SPECIAL PROJECT GRANT
AMOUNT OF \$990,000.00**

Applicant: County of Los Angeles

Grant Number: B-06-SP-CA-0066

Descriptive Title of Applicant's Project: La Crescenta Library Project

BUDGET

<u>Construction Item</u>	<u>Cost</u>
Site Earthwork	\$ 96,000.00
Paving	\$256,000.00
Construction of Retaining Walls	\$328,000.00
Site Utilities	\$310,000.00
TOTAL:	\$990,000.00
EDI-Special Project Grant Amount:	\$990,000.00

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: See Box 5 for Name and Address of Prime Congressional District, if known: 4c 34th C.D.			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: County of Los Angeles Kenneth Hahn Hall of Administration, Room 383 500 West Temple Street Los Angeles, CA 90012 Congressional District, if known: 34th C.D.		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: HUD-EDI CFDA Number, if applicable: 14.246		
8. Federal Action Number, if known: B-06-SP-CA-0066			9. Award Amount, if known: \$ 990,000.00		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): NOT APPLICABLE			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Michael D. Antonovich Title: Mayor, Board of Supervisors Telephone No.: (213) 974-5555 Date: _____		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.
 County Counsel

By

Deputy

COUNTY OF LOS ANGELES
REQUEST FOR APPROPRIATION ADJUSTMENTDEPT'S.
No.DEPARTMENT OF Chief Administrative OfficeJune 26, 19x2006

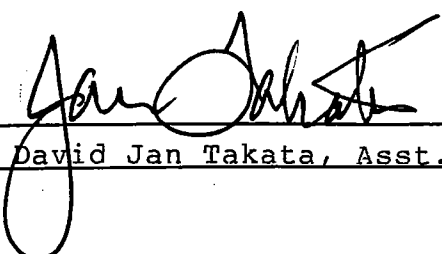
AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNTING AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF ADMINISTRATIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

La Crescenta Library
(4 - Votes)

See attached for justification.


David Jan Takata, Asst. Div Chief

CHIEF ADMINISTRATIVE OFFICER'S REPORT

REFERRED TO THE CHIEF
ADMINISTRATIVE OFFICER FOR—

ACTION

APPROVED AS REQUESTED

AS REVISED

RECOMMENDATION

June 29 2006
19
CHIEF ADMINISTRATIVE OFFICER

AUDITOR-CONTROLLER BY

APPROVED (AS REVISED):
BOARD OF SUPERVISORS

19

No. 0036-28 2006
19

BY

DEPUTY COUNTY CLERK

SEND 6 COPIES TO THE AUDITOR-CONTROLLER

REQUEST FOR APPROPRIATION ADJUSTMENT
FISCAL YEAR 2006-07
(4 Votes)

SOURCES:

La Crescenta Library Expansion Federal Other/CP A01-CP-77450-8938	\$990,000
Total	<u>\$990,000</u>

USES:

La Crescenta Library Expansion Fixed Assets - Building and Improvements A01-CP-77450-6014	\$990,000
	<u>\$990,000</u>

Justification:

This appropriation adjustment provides for the allocation of funding from a Housing and Urban Development Economic Development Initiative grant for the completion of the La Crescenta Library Expansion Project.

There is no affect on net County cost.

David Jan Takata
Assistant Division Chief
Chief Administrative Office

(BA - La Crescenta Library HUD EDI Grant)

BA Number _____ Date _____